087.0	0006	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,500 / 736,500
					USE VALUE:	736,500 / 736,500
					ASSESSED:	736,500 / 736,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON MARY JO
Owner 2:	
Owner 3:	
Street 1:	44 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 2210 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7700.000	280,800		455,700	736,500
Total Card	0.177	280,800		455,700	736,500
Total Parcel	0.177	280,800		455,700	736,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.33 /Parcel: 333.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55317
GIS Ref:
GIS Ref:
Insp Date: 10/10/18

!7109!

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,800	0	7,700.	455,700	736,500		Year end	12/23/2021
2021	101	FV	271,000	0	7,700.	455,700	726,700		Year End Roll	12/10/2020
2020	101	FV	271,000	0	7,700.	455,700	726,700	726,700	Year End Roll	12/18/2019
2019	101	FV	224,600	0	7,700.	423,100	647,700	647,700	Year End Roll	1/3/2019
2018	101	FV	224,600	0	7,700.	423,100	647,700	647,700	Year End Roll	12/20/2017
2017	101	FV	224,600	0	7,700.	371,100	595,700	595,700	Year End Roll	1/3/2017
2016	101	FV	224,600	0	7,700.	338,500	563,100	563,100	Year End	1/4/2016
2015	101	FV	210,600	0	7,700.	299,500	510,100	510,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:02:02

LAST REV

Date	Time
01/23/19	15:00:27
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7109

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMIAN GREGORY	27421-102		6/26/1997		245,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2005	267	Redo Bat	10,000			G6	GR FY06	re-do 2 bathrooms
4/12/2004	243	Re-Roof	5,000					
6/23/1999	369	Manual	6,950					SIDING-VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Meas/Inspect	189	PATRIOT
10/28/2005	Permit Visit	BR	B Rossignol
4/3/2000	Measured	263	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7700		Sq. Ft.	Site		0	70.	0.85	12									455,703						455,700	

Total AC/HA:	0.17677	Total SF/SM:	7700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,703	Spl Credit		Total:	455,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17356014
Const Adj.:	0.98598063
Adj $ / SQ:	127.282
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381486
Depreciation:	100712
Depreciated Total:	280773

COMMENTS

EST BMT bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

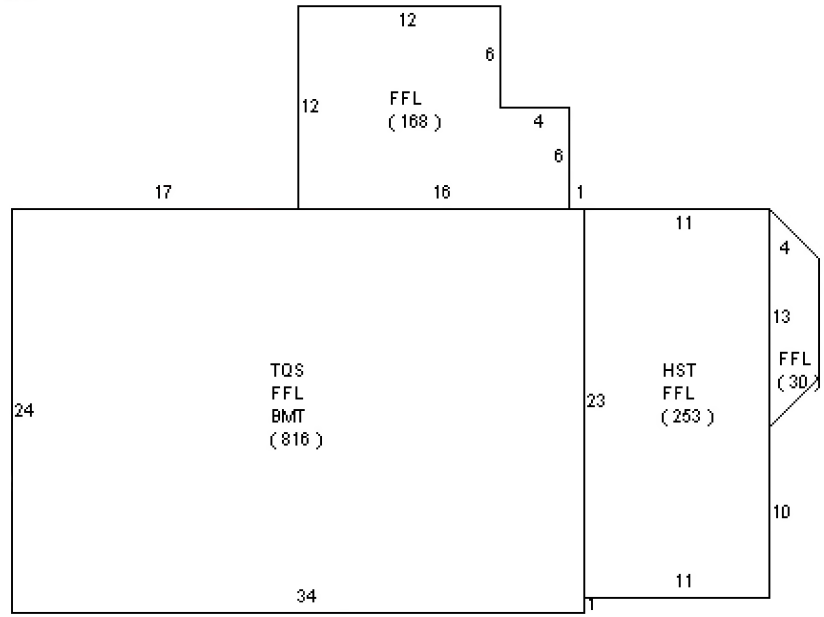
No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	127.28
Special Features:	0	Val/Su Net:	99.50
Final Total:	280800	Val/Su SzAd	140.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,267	127.280	161,266
BMT	Basement	816	44.390	36,222
TQS	3/4 Story	612	127.280	77,896
HST	Half Story	127	127.280	16,101
	Net Sketched Area:	2,822	Total:	291,485
Size Ad	2005.5	Gross Area	3152	FinArea 2210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

087.0-0006-0004.A

IMAGE

AssessPro Patriot Properties, Inc